

**STAFF REPORT**

**13**

**CASE NUMBER:** P.D. 08-310 CC **L.U.C.B. MEETING:** May 8, 2008

**DEVELOPMENT NAME:** OFFICES OF SOUTHWIND PLANNED DEVELOPMENT, AMENDED

**LOCATION:** East side of Southwind Park Cove; +/-182.82 feet north of Winchester Road

**OWNERS / APPLICANTS:** C & K Property Management, LLC

**REPRESENTATIVE:** Prime Development Group

**REQUEST:** Planned development amendment to allow a music or dancing academy and beauty shop in Parcel 5.

**AREA:** 0.99 Acre(43,124 sq. ft.)

**EXISTING LAND USE & ZONING:** Currently governed by Offices of Southwind Planned Development(P.D. 02-354 CC).

**SURROUNDING LAND USES AND ZONING:**

**North:** Single family homes in Southwind Planned Development(P.D. 94-326 CC) and vacant land with infrastructure improvements underway for single family homes in City of Germantown.

**East:** Single family homes on estate lots and Forest Hill Baptist Church in the City of Germantown.

**South:** Multi-family apartment communities in Windyke Park(P.D. 96-322 CC) and Windyke Park-South(P.D. 97-363 CC) Planned Developments and vacant land governed by Forest Hill Plaza Planned Development(P.D. 06-312 CC).

**West:** Large tract of vacant land in Southwind Planned Development(P.D. 94-326 CC) District and 'Common Open Space' for Storm Water Detention, retail shops and Christ the Rock Christian Academy in Offices of Southwind Planned Development(P.D. 02-354 CC).

**OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:**

*Approval with Conditions*

**Staff:** *Brian Bacchus*

**E-mail:** *brian.bacchus@memphistn.gov*



**CONCLUSIONS:**

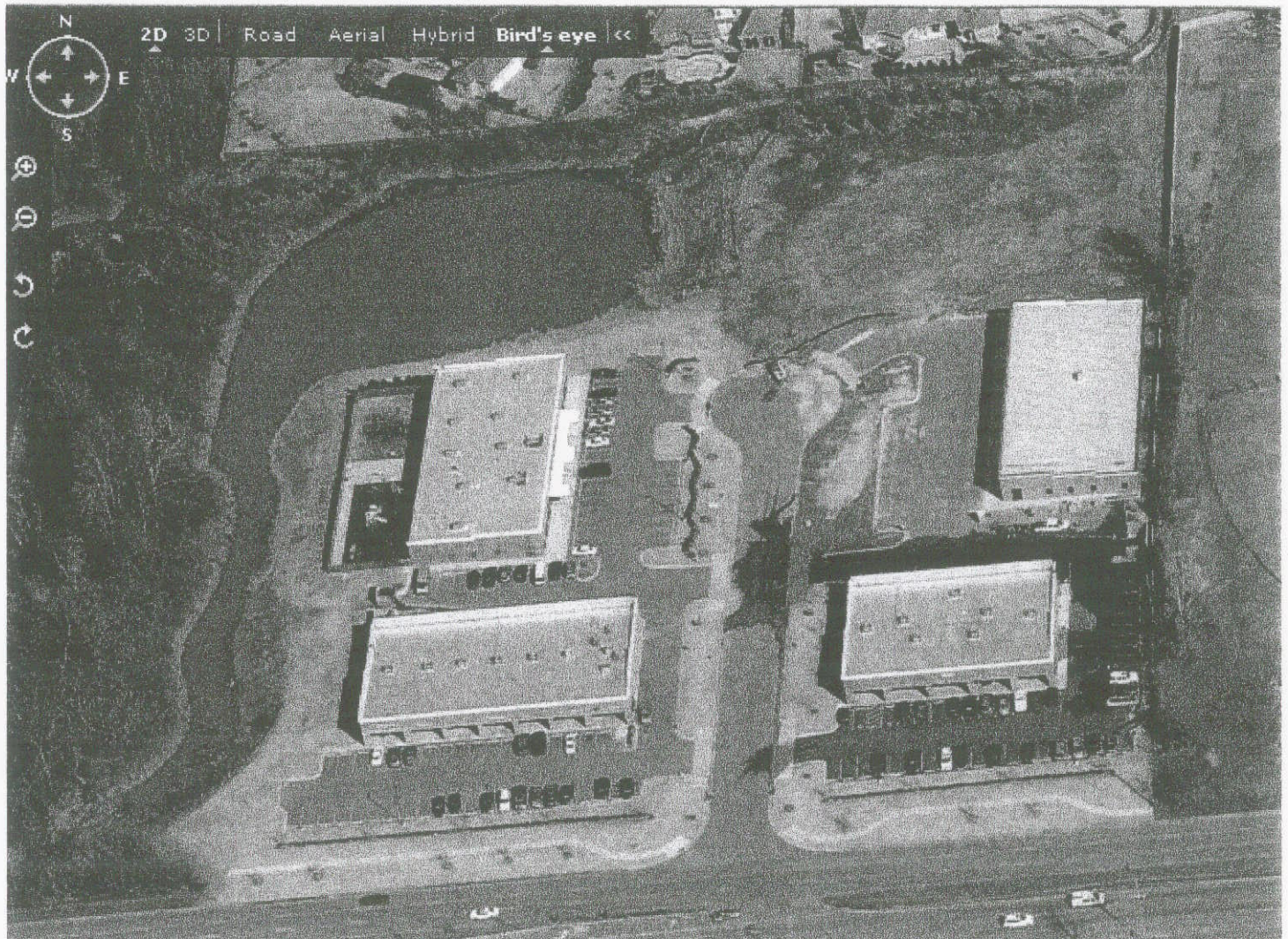
1. The subject property is a 0.99 acre lot containing 43,124 square feet designated Parcel 5 of an approved planned development for primarily General Office(O-G) District land uses. The site is occupied by a one-story brick and steel frame building with glass store fronts, including parking and landscaping.
2. The subject property is a lot on the east side of Southwind Park Cove in the Offices of Southwind Planned Development approved in January, 2003 that includes three(3) existing buildings and a fifth to be constructed on Parcel 4 of the plan.
3. The land use in the surrounding area is primarily mixed-use developments approved in planned developments as well as land use developed under current zoning. The subject property is a part of the eastern portion of the plan that allows General Office(O-G) District land uses.
4. This application is for a planned development amendment to allow a beauty shop and a music or dancing academy as permitted land uses in a new building with available tenant spaces in Parcel 5 of a recorded Outline/Final Plan for the Offices of Southwind Planned Development.
5. This parcel was exclusively approved for O-G District land use as well as Parcels 3 and 4. The remaining Parcels 1 and 2 allowed O-G and specific land uses not otherwise permitted in this zoning district. This amendment for similar land use is acceptable to approved land use, because it does not significantly change the intent of the original Outline Plan.







3650 Southwind Park Cove (Bird's Eye View)



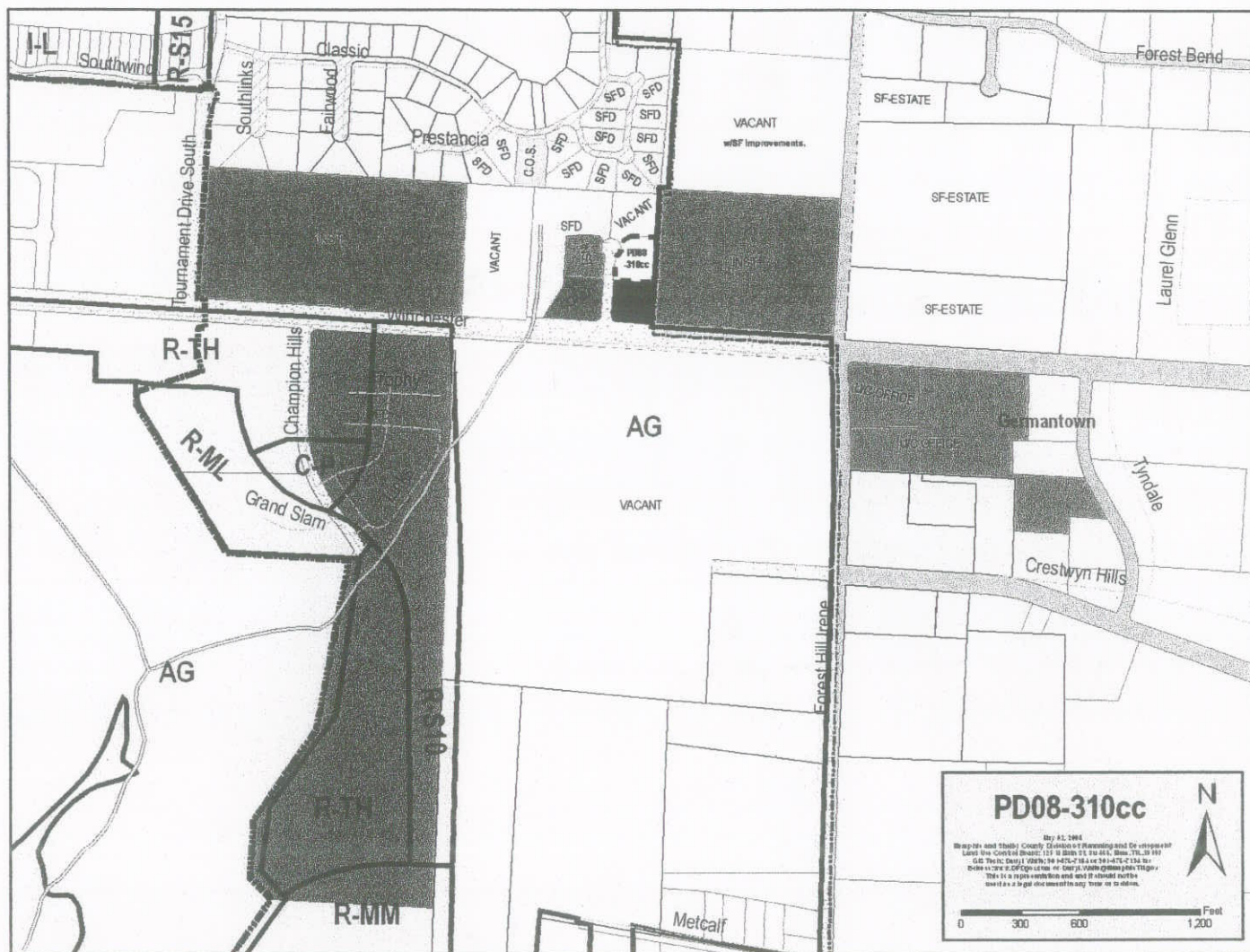


**ELEVATION:**     **3650 Southwind Park Cove**





**ZONING & LAND USE MAP:**



**GRAPHIC SCALE**

(IN FEET)  
1 inch = 60 ft.

LAT "N"  
C.O.S.

SOUTHWIN P.D.  
PHASE 53, PARTS OF PARCELS 14, 15 & 16  
(GOLF WALK - PHASE 2)  
P.B. 180, PG. 36

VICINITY MAP

"Reserved for Stormwater Detention"  
EXISTING DETENTION BASIN

15' PUBLIC DRAINAGE EASEMENT (1,006.51 S.F.)

20' WIDE PRIVATE DRAINAGE EASMT. P.B. 180, PG. 36

PARCEL FOUR 53,370.894 SF TRACT

15' PRIVATE DRAINAGE EASEMENT (3,206.26 S.F.)

NON-BUILDABLE COMMON OPEN SPACE (181,820.83 S.F.)

CUMPSERS WITH 6' FENCE TO MATCH BUILDING MATERIAL (TYP.)

EXISTING 30' WATER EASEMENT INST. NO. DM-0504

EXISTING DITCH

15' PUBLIC SEWER EASEMENT (8,481.23 S.F.)

15' PUBLIC DRAINAGE EASEMENT (4,990.47 S.F.)

PARCEL TWO 40,377.884 SF TRACT

PARCEL ONE 40,377.884 SF TRACT

SOUTHWIND PARK COVE

15' PRIVATE DRAINAGE EASEMENT (713.53 S.F.)

MEDIAN OPENING BEING APPROX. 1,400 FT. EAST OF THE CHAMPION HILLS

WINCHESTER ROAD (140' R.O.W.)

RECORDING

05065275

DEVELOPER - J.M. JONES

PLAT BOOK : 218

PAGE : 30

THE LEATHERWOOD

TEMPORARY BENCHMARK (T.B.M.): West Range built on existing fire hydrant located on the south side of Winchester Road across from Subject Property as shown hereon.

Datum: 327.02

BENCHMARK (B.M.): City of Memphis instrument no. 1017 located at the northeast corner of Winchester Road & Forest Hill Drive Road at the back of curb or at the west end of a 5-72 street.

Datum: 334.23

NOTE:  
ALL CURB CUTS IN SOUTHWIND OFFICE DRIVE TO BE 50' CITY OF MEMPHIS STD. CURB CUT.

REQUIRED SIDEWALKS			
STREET NAME	SIDEWALK WIDTH	SIDE	LOCATION
WINCHESTER RD.	5'	NORTH	VARIES
SOUTHWIND OFFICE DR.	4'	N/A	N/A

THE REQUIRED SIDEWALK SHALL BE INSTALLED ALONG THE FRONTAGE OF EACH LOT BY THE BUILDING PERMIT HOLDER PRIOR TO USE AND OCCUPANCY OF THE BUILDING. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER BEFORE THE LOT FRONTAGE PRIOR TO OCCUPANCY OF THE BUILDING.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD MAP NO. 47090-0000-00 SOUTH MISS. RIVER.

OUTLINE / FINAL PLAT

OFFICES OF SOUTHWIND P.D.  
PARCELS 1-5

COMED: P-5

PB 02-204-02

SHELBY COUNTY, TENNESSEE

5 LOTS 0.582 ACRES 001-05, 0200-05, PARCELS-03

DEVELOPER: J.M. JONES

DESIGNER: J.M. JONES

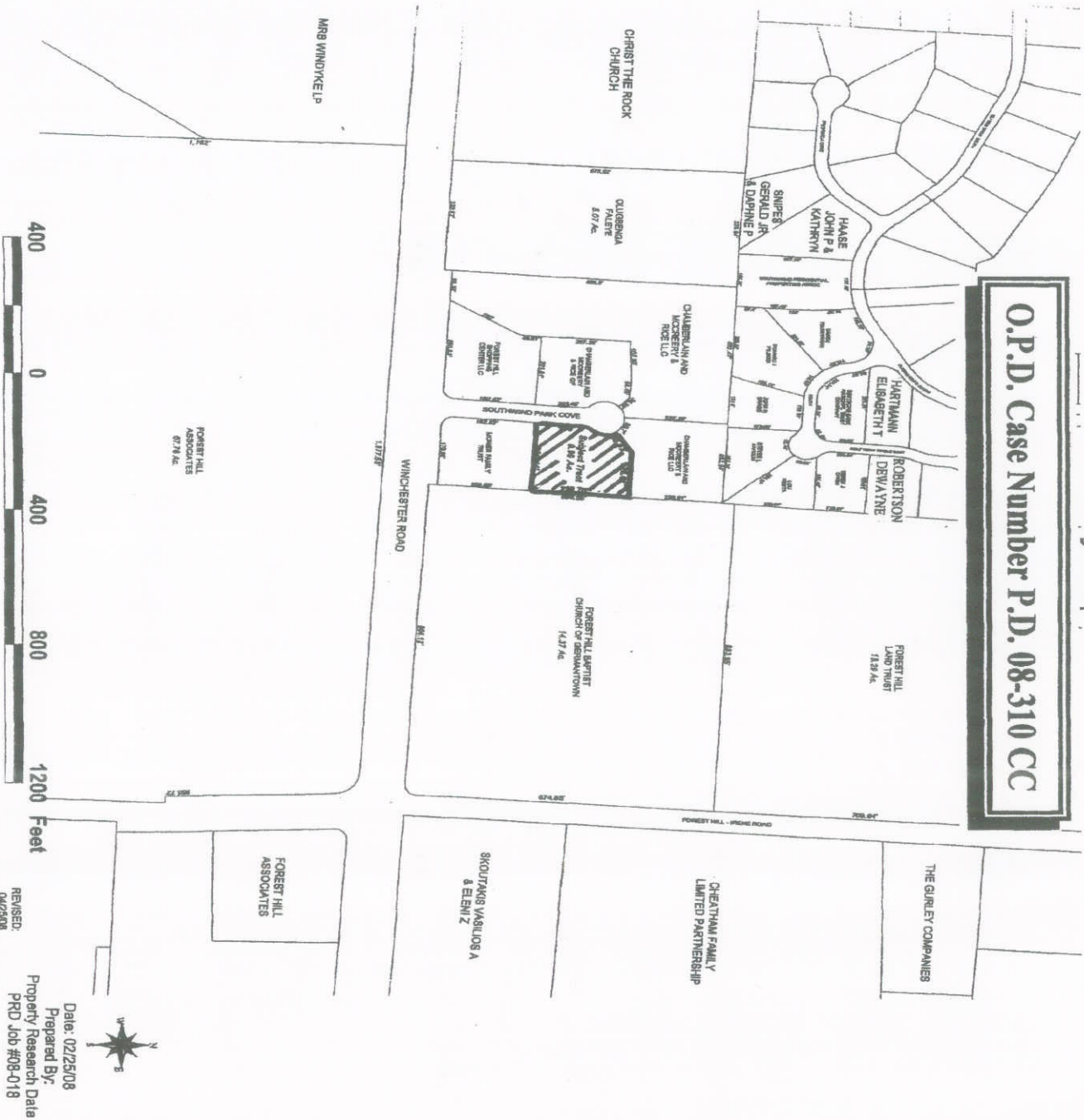
DATE: 05-03

SCALE: 1" = 50'

SHEET 5 OF 5

## Vicinity Map

**O.P.D. Case Number P.D. 08-310 CC**





## **STAFF ANALYSIS:**

### **Site Description**

The subject property is a 0.99 acre lot containing 43,124 square feet designated Parcel 5 of an approved planned development for primarily General Office(O-G) District land uses. The site is occupied by a one-story brick and steel frame building with glass store fronts, including parking and landscaping. The property is located along a public cove with access to a major road, Winchester Road, just west of Forest Hill-Irene Road. The site is located in Shelby Farms-Germantown Planning District in southeast Shelby County in the Memphis Reserve Area.

Along the east property line, a sight-proof fence six(6') feet in height and evergreen shrubs atop the entire length of a retaining wall are to the rear of the building. The required landscaping has been installed at the street, including shrubs and street trees in accordance with the final plan. An additional landscape screen has been supplemented with evergreens trees along the north line of Parcel 4 and maintaining the natural buffer adjacent to single family homes north in Southwind Planned Development. The subject property is a lot on the east side of Southwind Park Cove in the Offices of Southwind Planned Development approved in January, 2003 that includes three(3) existing buildings and a fifth to be constructed on Parcel 4 of the plan. The overall Outline/Final Plan consists of 9.5 acres, including a Storm Water Detention Basin along the west property line.

### **Area Overview**

The land use in the surrounding area is primarily mixed-use developments approved in planned developments as well as land use developed under current zoning. The land uses to the north and west of Forest Hill-Irene Road are single family homes in Southwind Planned Development, including a golf course and Christ the Rock Church. There are new retail shops and a Christian Academy(daycare) as well as offices, retail shops and a small restaurant within this development for the Offices of Southwind Planned Development(P.D. 02-354 CC). The land use directly adjacent to and east of the site is Forest Hill Baptist Church and single family estate properties in the City of Germantown.

In the northeast quadrant of this major road intersection, the land use is large single family estate properties within the City of Germantown that extend north along both sides of Forest Hill-Irene Road as well as vacant lots available for new home construction. The southeast area is within the Forest Hill Heights Planned Development with new office development currently under construction. There are other large and small office land use along both sides Crestwyn Hills Drive with the balance of the property. The land use to the south of the subject property is primarily vacant land in Forest Hill Plaza Planned Development(P.D. 06-312 CC) approved for Planned Commercial(C-P) District land uses, including a hotel on a 67.20 acre tract at the southwest corner of this major road intersection—Winchester and Forest Hill-Irene roads.